

Site Name: Greater Lane Orchard/Bottom Field

Stage 1 - Assessment of Sites against Exclusionary Factors

Assessment Guidelines			
Factor	Green – suitable for development	Orange – may be suitable for development subject to mitigation actions	Red – not suitable for development
Site of Special Scientific Interest	Greater than 200m	100m-200m	Less than 100m
Distance from Salisbury Plain Special Area of Conservation, Special Protection Area	Greater than 800m	400m-800m	Less than 400m
Impact on Green Space / recreational areas	Not on or adjacent to Green Space or recreation area	Adjacent to Green Space or recreation area	On site of Green Space or recreation area
Compliance with Local Plan policies on location and size of growth	Compliant	Partially compliant	Not compliant
The Core Area/compliance with scale parameters specified in any call for sites for inclusion in ENP	Within Core Area and compliant with specified scale parameters	Within Core Area but not within specified scale parameters	Land not falling within the preceding categories

Proceed to Stage 2: Y/N Yes

Comments on Inclusion/Exclusion:

Stage 2 – Prioritisation of Sites

(References below to “Accommodation” shall be taken to include (1) development proposals for the specified types of housing and (2) sites without any specific development proposals but which are considered potentially suitable to provide the relevant types of housing)

Factor	Wtg	Score					Total
		4	3	2	1	0	
Efficient use of land (1): land within the Core Area	5	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey either alone or as part of a small development of 2-3 bedroom family homes	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey as part of a small development which to the extent necessary to achieve economic viability needs to include at least one home providing more than 3 bedrooms	No Affordable Housing but proposal consists of a small development of 2-3 bedroom family homes		Any homes providing 4 or more bedrooms with no contemporaneous provision of Affordable Housing	
Efficient use of land (2): Brownfield Sites (may include new business use in combination with housing types mentioned opposite)	5	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey either alone or as part of a small development of 2-3 bedroom family homes	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey as part of a small	No Affordable Housing but proposal consists of a small development of 2-3 bedroom family homes		Other developments	

			development which to the extent necessary to achieve economic viability needs to include at least one home providing more than 3 bedrooms				
Proposed development type (where not assessed under "Efficient use of land" above)	4	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey either alone or as part of a small development of 2-3 bedroom family homes	Accommodation which meets in whole or part the requirement for Affordable Housing in line with the Housing Needs Survey as part of a small development which to the extent necessary to achieve economic viability needs to include at least one home providing more than 3 bedrooms	No Affordable Housing but proposal consists of a small development of 2-3 bedroom family homes		Any homes providing 4 or more bedrooms with no contemporaneous provision of Affordable Housing	
Visibility of New Development from Listed Buildings	4	No visibility		Partial visibility		Substantial or complete visibility	16
View of Listed Buildings	4	Little or no impact		Some impact		Substantial or significant impact	8
Landscape Quality	4	No impact on village views settings or features		Minor impact on village views settings or features		Intrusive and damaging impact	8

Conservation Area	4	50 metres or more from Conservation Area		Under 50 metres from Conservation Area		Within Conservation Area	8
Viability of site access	4	Easy access on existing maintained roads – additional infrastructure not required		Existing road and /or site access needs upgrading or widening	Narrow lane	On bend with poor visibility or new roads/ infrastructure required	8
Topography	3	Flat Site – less than 5 degree slope		Site sloping between 5 and 15 degree		Steep slope – levelling/piling major excavation works required	12
Flooding risk	3	Well drained		Some saturation of ground and/or temporary standing water after significant rainfall		Poorly drained – saturated/standing water after any rainfall	12
Traffic Impact	3	No impact on existing local traffic flow, street scene or the local environment		Deterioration in local traffic flow and some effect on the street scene and environment		Location already recognised as having a severe impact on traffic flow and/or damage to the street scene and environment	6
Access: community facilities (Parish Hall or Three Dagers complex/Post Office)	2	Within 200 metres – level access including at least some footpaths	Within 400 metres, level access including at least some footpaths	Within 800 metres, undulating route	Route requires crossing B3098	More than 800 metres or use of transport required	4

Access – distance from bus stop	2	Within 200 metres – level access including at least some footpaths	Within 400 metres, level access including at least some footpaths	Within 800 metres, undulating route	Route requires crossing B3098	More than 800 metres or use of transport required	8
Tree Preservation Order	2	No TPOs on or adjacent to the site.		TPOs adjacent to the site		TPOs for specimen trees on the site	0
Agricultural Land Quality	2	Grade 4		Grade 3		Grades 1 and 2	8
Contamination	2	None present		Unknown/suspected		Too contaminated for housing development	8
Total Score.....							106

Where a site or a development proposal does not meet the requirement(s) of the highest possible score for any category, it will then be progressively assessed for compliance against the criteria for each lower score in turn until the correct applicable score is reached.

An overall score for each site is achieved by multiplying the weighting by the score for each factor and adding them up. The higher the resulting score, the higher the priority of the site. However, in order to minimise environmental and landscape impacts, sites or development proposals will be prioritised firstly as those which are within Housing Land, Infill Land and Brownfield Land; and secondly as to sites elsewhere in the Core Area.